

[REDACTED]
Licensing <Licensing@newark-sherwooddc.gov.uk>

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Dear Licensing Manager

Following on from the Licensing Hearing of 23 April, we understand that Newark & Sherwood District Council decided that Walesby Forest's application to double the capacity and add a later Late-Night Refreshment, would be granted. However, a condition was inserted which limited the doubling of the capacity to Scout and Girl Guiding Association events only.

We have now been made aware that Walesby Forest have both appealed this decision and submitted a further variation which asks for permission to have up to 5 commercial events per year.

We wish to formally object to

1. The appeal lodged by Walesby Forest against the Licensing Sub-Committee's decision; and
2. Any further variation application seeking permission to hold up to five commercial events per year.

As local residents directly affected by events at this venue, we ask that our personal details (including names and address) are redacted from any documents published online or made publicly available, in order to protect our privacy.

This representation is made on the grounds that the proposals would undermine the licensing objectives of:

- * Prevention of Public Nuisance
- * Public Safety
- * Prevention of Crime and Disorder
- * Protection of Children from Harm

Existing Evidence of Public Nuisance

The original hearing established that residents have experienced significant disturbance from events already taking place at the site. This included

- * Music and bass clearly audible within residents homes despite closed windows and double glazing
- * Sleep disturbance extending late into the evening
- * Inability to enjoy gardens and outdoor spaces during events
- * Noise complaints going back over 10 years*

* Complaints investigated by Environmental Health

*The Licensing Sub-Committee report supplied within the Agenda for the Hearing on 23 April 2026 stated the following:-

“2.3 ...Licensing Officers have reached out to Environmental Health following receipt of representations from residents and they advised that numerous Service Requests had been investigated relating to this site.

2.4 These complaints were associated with events hosted by Walesby Forest, most recently Fake/Torchlight Music Festivals, which are delivered by third parties under the Walesby Forest existing Premises Licence. Environmental Health also confirmed that complaints go back over 10 years”

Importantly, the Licensing Sub-Committee did not find that these events had not occurred. Rather, the decision appears to have been based on a conclusion that there was “small likelihood” of future occurrence.

Where nuisance has already occurred repeatedly over a number of years, it cannot reasonably be characterised as merely a remote or unlikely possibility.

The Decision Relied on Voluntary Assurances Rather Than Enforceable Controls

A significant part of the Applicant's case was based upon assurances regarding:

- * Traffic management
- * Noise management
- * Litter collection
- * Event management arrangements

However, many of these measures were described as operational intentions rather than enforceable licence conditions. The Applicant stated that event organisers would be requested to undertake additional litter clearance and that existing events would not necessarily utilise extended licensing hours. During the hearing and noted in the Committee's Decision Notice, The Applicant also offered to condition the variation to the capacity so it was limited to Scout and Girl Guide groups only and is now appealing against this offer.

Such statements provide limited protection for residents because they do not create legally enforceable obligations. Licensing decisions should be based upon robust and enforceable controls rather than future assurances.

The Proposed Increase in Commercial Events Represents a Material Change

The original application sought permission to double the site capacity from 4,999 to 9,999 attendees.

The Licensing Sub-Committee ultimately granted this increase only on the basis that the additional capacity would be restricted to Scout and Girl Guiding Association events. This restriction was clearly significant to the Committee's decision.

We now understand that Walesby Forest have appealed that decision and submitted a further variation seeking permission for up to five commercial events per year. Taken together, these proposals would allow commercial events to operate at a significantly larger scale than that considered acceptable by the Licensing Sub-Committee. This represents a material change from the basis upon which the original variation was granted.

During the hearing, weight was placed on the Applicant's statement that Walesby Forest was: "not looking to be a major event provider" and would only host approximately three or four events per year.

However, seeking permission for up to five commercial events annually, whilst also pursuing the removal of the restriction on the increased capacity, is inconsistent with the position presented to the Committee.

Allowing up to five commercial events at double the existing capacity of attendees would significantly increase both the scale and frequency of potential impacts on local residents.

- * Multiple days of amplified music during each event
 - * Significantly increased traffic volumes associated with up to 9,999 attendees
 - * Increased numbers of service, delivery and contractor vehicles
 - * Increased alcohol-related activity
 - * Increased littering and environmental impacts
 - * Repeated disturbance across multiple weekends each year
- The cumulative impact of both increased capacity and increased event frequency must therefore be carefully reconsidered against the licensing objectives.

Public Safety Concerns Remain Unresolved

Brake Road remains a rural road with limited pedestrian infrastructure.

The surrounding area is used regularly used by families, children, cyclists, horse-riders and walkers. Previous events have already generated significant congestion.

The Applicant's evidence largely relied upon traffic management plans and consultation with external bodies. However, no evidence has been provided that the local road network can safely accommodate a significant increase in commercial event activity without adverse consequences for local residents and vulnerable road users.

The Sub-Committee's decision noted that residents could utilise the review process should future issues arise. Whilst the review process is an important safeguard, it should not be relied upon as a substitute for preventing foreseeable problems in the first place.

The Licensing Act requires decisions to promote the licensing objectives proactively rather than requiring residents to suffer repeated nuisance before seeking a review.

Conclusion

The proposal is not simply an increase in the number of commercial events. It is an increase in both the frequency and scale of commercial events. The Licensing Sub-Committee expressly limited the increased capacity to Scout and Girl Guiding events, and Walesby Forest now seeks to remove that safeguard. Residents therefore face the prospect of larger

and more frequent commercial events than those considered acceptable by the Sub-Committee.

Kind regards
Mr & Mrs Pitchford